# \$649,000 - 3650 Cornerstone Boulevard Ne, Calgary

MLS® #A2256751

## \$649,000

6 Bedroom, 4.00 Bathroom, 1,575 sqft Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

Introducing this stunning 6-bedroom duplex with a legal suite, located in the vibrant community of Cornerstone. Thoughtfully designed with modern finishes and a smart layout, this home offers a perfect balance of style, comfort, and functionality. The main floor features an open-concept living area with a bright kitchen, spacious dining, and a cozy living room ideal for gatherings. A versatile main floor bedroom and full bathroom provide convenience for guests, in-laws, or a home office. Upstairs, the primary bedroom includes a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, designated laundry room, and a flex space. The upper level comes fully furnished, as it was previously operated as an Airbnb, and at its peak generated over \$8,000 per month, with the majority of items needed to continue running one included. The fully finished legal suite in the basement offers two additional bedrooms, a full kitchen, bathroom, and separate living spaceâ€"perfect for generating rental income or accommodating extended family. Situated in Cornerstone, known for its strong rental market and growing amenities, this turnkey property is ideal for both families and investors alike







Built in 2022

#### **Essential Information**

MLS® # A2256751

Price \$649,000

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 1,575

Acres 0.06

Year Built 2022

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 3650 Cornerstone Boulevard Ne

Subdivision Cornerstone.

City Calgary
County Calgary
Province Alberta

Postal Code T3N 2E3

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Range

Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings,

Wall/Window Air Conditioner, Other

Heating Forced Air

Cooling Wall/Window Unit(s)

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Shingle

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 57

Zoning R-G

HOA Fees 53

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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